

## ZONING AND ADJUSTMENT BOARD

March 4, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, March 4, 2002 at 6:30 P.M. with the following members present: Larry Story, Chairman, Richard Bradley, Dossie Singleton, Jack Bratton, Rusty Mask, Frank Topping, Dale Nichols, Mark Caruthers and Todd Brown. Wayne Lee and Evan Merritt were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bradley made a motion to approve the minutes from the ZAB Meeting from February 18, 2002. Mr. Bratton seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

ZP2002-20

City of Wildwood

Bret Ziegler, representative for the City of Wildwood, was present and requesting to renew a Temporary Use Permit for two years to allow a mobile home on 12 acres MOL for security purposes. There were five notices sent. Of the five notices sent, there were none in favor and none in objection. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Nichols made a motion to approve the Temporary Use Permit for two years for security purposes. Mr. Caruthers seconded the motion and the motion carried.

Mrs. Lita Hart, Parks Program Manager of the Sumter County Public Works Department, was present and requesting approval for proposed changes to the Lake Panasoffkee Recreation Park to be submitted for the application for the Land and Water Conservation Fund Program/Grant. Mrs. Hart submitted a site plan into record and gave detailed information regarding the proposed changes. Mr. Nichols made a motion to approve the proposed changes to the Lake Panasoffkee Recreation Park to be submitted for application for the Land and Water Conservation Fund Program/Grant. Mr. Bradley seconded the motion and the motion carried.

ZP2002-14

Ernest L. & Betty B. Murphy

Ernest Murphy was present and requesting a rezoning from A5 to R2C on .50 of an acre MOL. There were five notices sent. Of the five notices sent, there were three in favor and none in objection. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

## ZP2002-17

Stanford Lee & Michelle Lovett, Et al

Stanford Lee Lovett was present and requesting a rezoning from A5 to RR1 on 5 acres MOL for the purpose of lineal transfers. There were five notices sent. Of the five notices sent, there were four in favor and none in objection. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

## ZP2002-24

Henry J. Pileggi, Sr.

Anita Wynn, representative for the applicant, was present and requesting to rezone from a non-vested C1 to CN on 1.86 acres MOL. There were eight notices sent. Of the eight notices sent, there were one in favor and one in objection. Rosa Shields, Alma Pilon, and Billy Farnadore. The letter of objection was read into record. Ms. Shields stated she objected to the rezoning due to the principal uses allowed for the CN zoning designation. Ms. Pilon explained her reasons for objecting were due to drainage, the swales constricting water flow, and no traffic control. Ms. Wynn stated the applicant did not want beer, wine or liquor sales. Mrs. Rogers stated all drainage must be sustained on the subject property. There was discussion from the Board for the allowable uses for C1. Mr. Topping stated he would prefer to review a site plan elevation and engineering and he felt CP was a more appropriate zoning for this particular parcel. Mr. Topping made a motion to recommend disapproval to the Board of County Commissioners. Mr. Bratton seconded the motion and the motion carried.

## ZP2002-21

Mad Trust for S.D. Stephens

W.A. Cocke, representative for the applicant, was present and requesting a rezoning from A5 to A10C on 460 acres MOL to bring the property into compliance with the Future Land Use Map. There were six notices sent. Of the six notices sent, there were none in favor and none in objection. There were no objections from the audience. Mr. Nichols made a motion to recommend approval to the Board of County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

## ZP2002-22

Mad Trust for S.D. Stephens

W.A. Cocke, representative for the applicant, was present and requesting a Special Use Permit to allow three site built residences on the property for agricultural housing on 460 acres MOL. There were six notices sent. Of the six notices sent, there were none in favor and none in objection. There were no further questions or discussion from the Board. Mr. Topping made a motion to approve the Special Use Permit for three site built residences for agricultural housing on 460 acres MOL contingent upon rezoning

application ZP2002-21 being approved by the Board of County Commissioners. Mr. Nichols seconded the motion and the motion carried.

#### ZP2002-19

Lonna M. Holmquist

Casey Matthews, representative for the applicant, was present and requesting a minor development Special Use Permit for a wholesale business on 1.63 acres MOL. There were seven notices sent. Of the seven notices sent, there were none in favor and two in objection. There were two objections from the audience: Barbara and Cecil Ratliff and Al Maxey. Albert & Lonna Holmquist were also present and sworn in. Mr. Matthews explained to the Board the type of business, days and hours of operations, and proposed traffic generation. Mrs. Ratliff stated she was opposed to the business due to the commercial zoning of the Holmquist's property and didn't want her property value to decrease. Mrs. Rogers explained it was not a zoning change but a special use permit that was only applicable to the applicants, not transferable with the property. Mr. Maxey stated he did not approve of the application because children playing in the area could be impacted by the additional traffic. Mrs. Holmquist stated there were only four homes traveled past to arrive at her mobile home. Mrs. Rogers read into the record the staff's recommended conditions of approval. The letters of objection were read into record. Mr. Topping made a motion to approve the Special Use Permit to allow a wholesale business based on the information provided in the staff report with the conditions of approval #9 modified to not allow any expansion of the existing 1640 square feet of accessory structures. Mr. Nichols seconded the motion and the motion carried.

#### ZP2002-18

Bailey B. & Sandra M. Cassels

Bailey B. & Sandra M. Cassels were present and requesting a minor development Special Use Permit for a home occupation for a welding shop. There were five notices sent. Of the five notices sent, there were two in favor and none in objection. There was one objection from the audience: Susan A. Holt. Mr. Cassels explained to the Board the type of business he was requesting for approval. Mrs. Cassels explained the access would be on SR 471 and they did not want to expand beyond the existing accessory buildings. Ms. Holt stated after hearing the testimony, she did not oppose to the operation as long as it was applicable to the current owner and not transferable with the property. Mr. Nichols made a motion to approve the Special Use Permit for a home occupation for a welding shop based on the information provided in the staff report and the added condition there would be no additional accessory structures built. Mr. Bradley seconded the motion. Mr. Caruthers amended the motion to include there could be no on-site mechanical repairs. Mr. Bradley seconded the amended motion and the motion carried.

Mr. Nichols made a motion to adjourn the meeting. Mr. Bradley seconded the motion and the motion carried.

The meeting adjourned at 7:53 p.m.

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Larry Story, Chairman  
Zoning & Adjustment Board